

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		WESTMINSTER AVE, ARLINGTON

## OWNERSHIP

Owner 1:	VIENS CECILIA K		
Owner 2:			
Owner 3:			
Street 1:	40 WESTMINSTER AVE #1		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	OLDENBURG BONNIE M -		
Owner 2:	-		
Street 1:	40 WESTMINSTER AVE #1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1880, having primarily Clapboard Exterior and 1537 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD**

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

Total Card /

**Total Parcel**

564,900 /

**564,900**

564,900 /

**564,900**

564,900 /

**564,900**

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	564,900			564,900
Total Card	0.000	564,900			564,900
Total Parcel	0.000	564,900			564,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		367.53	/Parcel: 367.5

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	564,900	0	.		564,900		Year end	12/23/2021
2021	102	FV	548,700	0	.		548,700		Year End Roll	12/10/2020
2020	102	FV	540,700	0	.		540,700	540,700	Year End Roll	12/18/2019
2019	102	FV	484,800	0	.		484,800	484,800	Year End Roll	1/3/2019
2018	102	FV	430,200	0	.		430,200	430,200	Year End Roll	12/20/2017
2017	102	FV	393,200	0	.		393,200	393,200	Year End Roll	1/3/2017
2016	102	FV	357,400	0	.		357,400	357,400	Year End	1/4/2016
2015	102	FV	331,100	0	.		331,100	331,100	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	Measured	DGM	D Mann
11/1/2000	Hearing Chag	201	PATRIOT
10/26/2000	Misd Hearing		
5/6/2000		197	PATRIOT

**Sign:** \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_\_

Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	GREY		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1880	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	65.000000000
Name:	111 - 7069

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1		HB: 1					

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:	S - Size	20.0%
Economic:		
Special:		
Override:		
	Total:	34.88%

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.33314896
Const Adj.:	0.99989998
Adj \$ / SQ:	406.570
Other Features:	92000
Grade Factor:	1.10
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	867446
Depreciation:	302565
Depreciated Total:	564881

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		6	2	0
<b>Totals</b>				
1		6	2	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,537	406.570	624,890
Net Sketched Area:		1,537	Total:	624,890
Size Ad	1537 Gross Area		1537 FinArea	1537

### SUB AREA DETAIL

[illegible]

## IMAGE

**AssessPro** Patriot Properties, Inc

